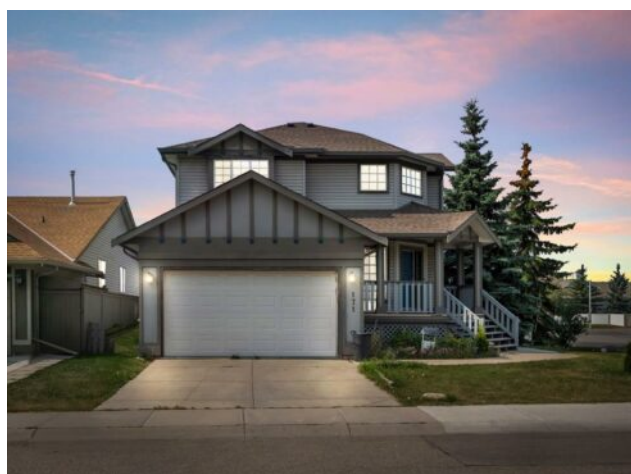


171 Willowbrook Drive NW
Airdrie, Alberta

MLS # A2257760



\$634,900

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement appliances, Shed in the back yard.

Fully developed 4-bedroom, 3.5-bath home situated on a corner lot in the desirable community of Willowbrook, offering excellent potential. The main and upper levels are vacant and feature 3 bedrooms, 2.5 bathrooms, and a bright, functional layout ideal for family living. The fully finished basement offers a separate side entrance, 1 bedroom, a full kitchen, living area, separate laundry, and a 4-piece bathroom — currently rented for \$1,200/month, providing great income potential. There is minor cosmetic damage to one vinyl plank in the main kitchen; the seller is open to replacing the flooring with the buyer's choice or offering a credit, depending on the offer. Situated on a spacious lot, this home is perfect for families, investors, or buyers seeking an investment property in a quiet, established neighborhood close to schools, parks, and amenities.